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# MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

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STATE OF SOUTH CAROLINA, }  
COUNTY OF Greenville } ss:

BOOK 1574 PAGE 149

TO ALL WHOM THESE PRESENTS MAY CONCERN: Robert E. Gryder and Geraldine C. Gryder

Mauldin, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Life Company

, a corporation organized and existing under the laws of the State of Iowa, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Thirty-Five Thousand Six Hundred and no/100ths Dollars (\$ 35,600.00 ),

with interest from date at the rate of Fourteen and one-half per centum ( 14.50 %) per annum until paid, said principal and interest being payable at the office of Bankers Life Company in Des Moines, Polk County, Iowa or at such other place as the holder of the note may designate in writing, in monthly installments of Four Hundred Thirty-Six and 10/100ths Dollars (\$ 436.10 ), commencing on the first day of August, 19 82, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of July, 2012.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land in the State of South Carolina, in the County of Greenville, City of Mauldin, on the Southern side of Sunrise Drive, being shown as Lot No. 2 on a plat of the property of H.C. Taylor and Leo B. Champion, and being shown on a revised plat entitled "Property of LEAKE-GARRETT and SUMMEY" as prepared by T.H. Walker, Jr., RLS, dated June 14, 1982; said plat being recorded in the RMC Office for Greenville County in Plat Book 9-C, at page 35, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in or near the center of Sunrise Drive, and running thence in a Southeasterly direction with the common line of Lot #5, S. 23-42 E., 183.1 feet to an iron pin (crossing over an old iron pin at 20.1 feet from said Drive); thence turning and running S. 87-58 W., 101.3 feet to an old iron pin; thence turning and running (with the common line of property now or formerly of Taylor) N. 23-29 W., 168.8 feet to a nail and cap (crossing over an iron pin at 18.8 feet from said Drive) in or near the center of Sunrise Drive; thence turning and running with Sunrise Drive, N. 80-17 E., 96.6 feet to a nail and cap, the point of beginning.

This being the same property conveyed to the mortgagors by deed of Frank S. Leake, Jr., G. Sidney Garrett and J. Calvin Summey as recorded in the RMC Office for Greenville County in Deed Book 1169, at page 492, recorded of even date herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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